

Plan-It Greenville (2009) Comprehensive Plan 5-Year Update



The **City of Greenville's** Comprehensive Plan **2009**



Preserve the Past, Plan for the Future, Put Greenville First!

What is the comprehensive plan:

- Collecting communitywide data
- Projecting future population growth
- Setting communitywide goals
- Framing policies to guide future growth
- Identifying responsibilities and priorities for implementation

Requirements of the comprehensive plan:

SC Local Government Comprehensive Planning

Enabling Act of 1994



- Planning process delegated under the Planning Commission
- Broad-based citizen participation
- Inventory of existing conditions
- Statement of needs and goals regarding population, economic development, natural resources, cultural resources, community facilities, housing, land use, transportation, and priority investment
- Implementation strategies with time frames
- Consideration of regional plans and conflicts with other jurisdictions
- **Review the plan every 5 years**
- Update and recommend a new plan every 10 years

What is updated in 2014:

The City of Greenville's Comprehensive Plan:

Phase I: Initiate (August 2007)

Phase II: Discover = Communitywide Data

Phase III: Dream

Phase IV: Plan

Phase V: Build = Implementation Plan

Phase VI: Adopt (May 2009)

Update of Communitywide Data



Population = 2010 Census data, projections

Housing = Census data

Economic = Income (Census), investment, development

Natural Resources = Expanded park/trail network

Cultural Resources = Public art, historic districts

Community Facilities = Sewer upgrades, fire station

Transportation and Land Use = Bike/ped infrastructure, transit

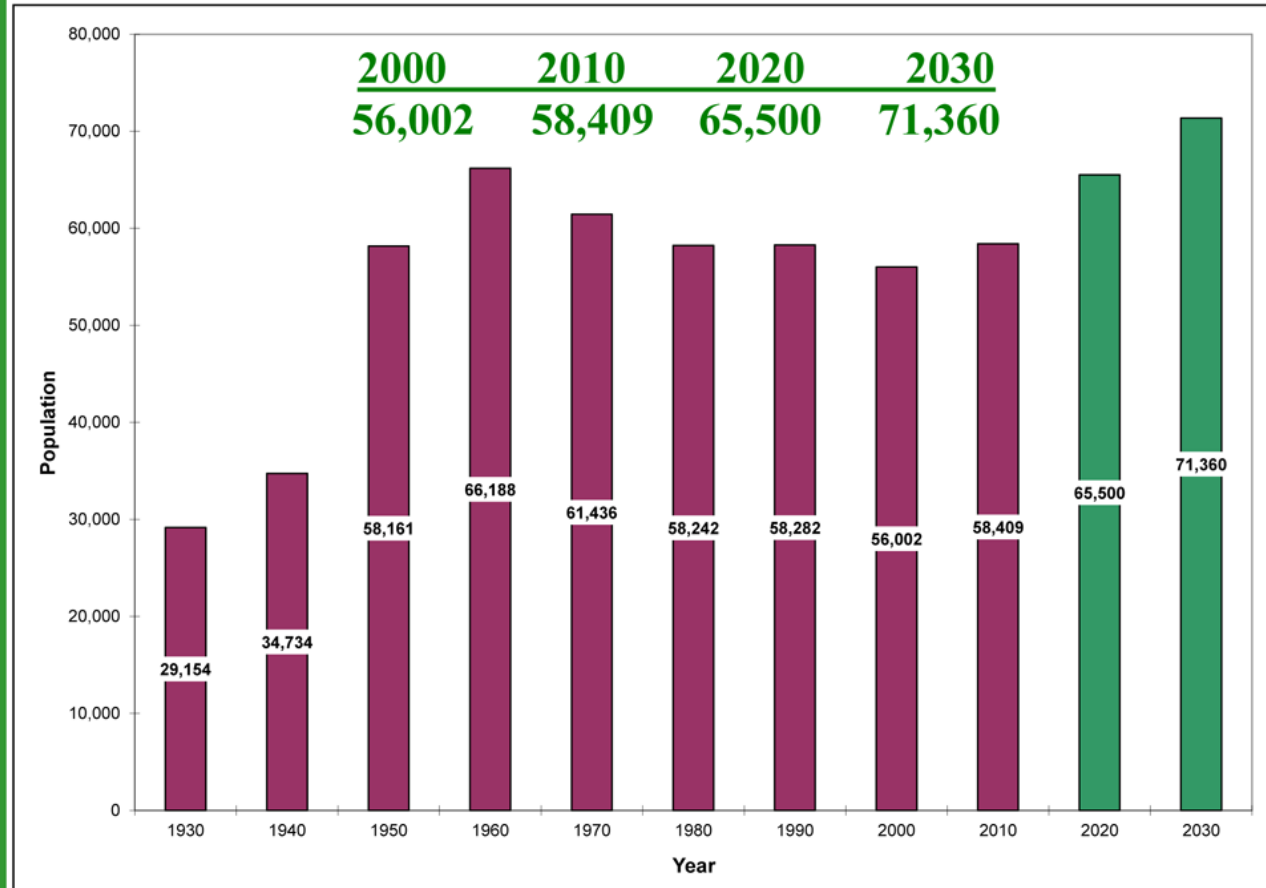
City of Greenville Population Projections

Population Trends

Census Year	City of Greenville	Δ in Population
1930	29,154	
1940	34,734	19.1%
1950	58,161	67.4%
1960	66,188	13.8%
1970	61,436	-7.2%
1980	58,242	-5.2%
1990	58,282	0.1%
2000	56,002	-3.9%
2010	58,409	4.3%

- In previous decades, the City 's population has experienced periods of growth and decline.
- A period of growth occurred in the 1940s and 1950s as land newly annexed by the City was developed and the “baby boomers” were born.
- There were declines in the 1960s and 1970s as household size became smaller and some of the City’s population moved out into the suburbs.
- In recent decades, population has remained relatively flat.

- City population is expected to grow over the next few decades as anticipated growth in the region and a renewed interest in urban living bring in new residents.
- New development patterns create additional opportunities for population growth:
 - Multi-use downtown development
 - Annexations
 - Infill and redevelopment projects
 - New area of growth (Verdae)
- **Census Estimates and Building permit data** were analyzed by residential unit to estimate the current population and project the 2020 and 2030 population.



City of Greenville Population Projections

1) Analyze Building Permits

Net Residential										
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
New Residential Units	358	362	455	546	649	440	147	479	619	385
Demolition of Residential Units	138	134	117	393	166	88	106	111	31	51
NET Change in Residential Units	220	228	338	153	483	352	41	368	588	334
Estimated Occupied Units	191	198	294	133	420	306	36	320	512	291
Population Estimate for Units	415	430	638	289	912	665	77	695	1,110	631

Average population change per year = 586 new residents

- Vacancy Rate of 13% used to estimate occupied units
- Avg. HH size of 2.17 used to estimate Population

2) Review Census Estimates

Note: The estimates are based on the 2010 Census and reflect changes due to the Count Question Resolution program and geographic program revisions.

Geography	1-Apr-10		Population Estimate (as of July 1)			
	Census	Estimates Base	2010	2011	2012	2013
Greenville city, South Carolina	58,409	59,173	59,335	59,974	60,746	61,397

Source: U.S. Census Bureau, Population Division

3) Project Population

Year	2013	2014	2015	2016	2017	2018	2019	2020	2030
Population	61,397	61,983	62,569	63,155	63,741	64,327	64,913	65,499	71,359

Extend the 2013 Census estimate by using the average population change per year (586 new residents) to project 2020 & 2030 population.

<u>2000</u>	<u>2010</u>	<u>2020</u>	<u>2030</u>
56,002	58,409	65,500	71,360

Review of the Implementation Plan



- **Assess progress of 2009 strategies**
- **2014 Strategy Board**

Progress of Implementation Strategies since 2009:



1. Adopt a Complete Streets Policy – **COMPLETED**
2. Update LMO to discourage cul-de-sacs – **COMPLETED**
3. Revise RFPs and Bid packages to encourage Minority and Women Owned Businesses – **COMPLETED**
4. Prepare and implement corridor plans and neighborhood plans – **ONGOING**
5. Expand “curb your pet” ordinance throughout the City – **COMPLETED**
6. Adopt anti-idling ordinance – **NOT COMPLETED**
7. Create a Transit Oriented Development Overlay District – **NOT COMPLETED**
8. Coordinate Future Land Use Map with County – **COMPLETED**
9. Create a Green Map of the City’s parks and open spaces – **COMPLETED**
10. Apply for Bike Friendly City Designation – **COMPLETED**
11. Development agreement clause to encourage First Source hiring – **ONGOING**
12. Complete and Implement Youth Master Plan – **COMPLETED**

Progress of Implementation Strategies since 2009:



- 13. Audit use of CDBG funds for affordable housing in Commercial Corridors – **ONGOING**
- 14. Expand Recycling Program to schools, churches, multi-family, and daycare centers – **NOT COMPLETED**
- 15. Modify and Review Business License Abatement Program – **NOT COMPLETED**
- 16. City facility energy audit and RFP Preferences (OMB) – **ONGOING**
- 17. Host roundtables to help give incentives to new and growing companies – **ONGOING**
- 18. Update Zoning Ordinance – **ONGOING**
- 19. Reevaluate non-residential design standards – **COMPLETED**
- 20. Update landscape requirements to increase tree canopy, restore and protect riparian buffers, replace top soil for new developments, increase landscaping in parking lots, replace street trees, and strengthen tree ordinance – **COMPLETED**
- 21. Create/Adopt Multifamily Residential Design Standards – **COMPLETED**
- 22. Prepare river corridor protection plan – **ONGOING**
- 23. Identify opportunities for appropriate infill and redevelopment – **ONGOING**

Progress of Implementation Strategies since 2009:



- 24. Create/Adopt Single-family Residential Design Standards – **COMPLETED**
- 25. Develop a Pedestrian and Bike infrastructure Plan – **COMPLETED**
- 26. Update Façade Improvement Program – **COMPLETED**
- 27. Infrastructure study to make sure that the City has adequate infrastructure for compact development – **ONGOING**
- 28. Adopt a Landmarks Ordinance – **NOT COMPLETED**
- 29. Develop a Comprehensive Transportation Plan to improve transit – **COMPLETED**
- 30. Develop a Greenville Green Stamp to encourage developments to meet environmental standards that are relative to Greenville. (Similar to LEED but tailored to meet Greenville's needs). – **NOT COMPLETED**
- 31. Implement Greenways Plan – **ONGOING**

Plans adopted since 2009



- Greenlink Transit Vision and Master Plan (2010)
- Multi-Hazard Mitigation Plan (2010) and annual updates
- Bicycle Master Plan (2011)
- Greater Sullivan Neighborhood Design Guidelines (2011)
- Sterling Neighborhood Master Plan and Design Guidelines (2011)
- Stone Avenue Master Plan (2011)
- Coordination Element for the Comprehensive Plan (2012)
- Southernside Neighborhood Revitalization Master Plan (2013)

Other studies and plans since 2009:

- West Side Comprehensive Plan (2014)
- Citywide Housing Strategy (2012)
- Citywide BRT Transit Feasibility Analysis (2012)

2014 Plan-it Greenville Strategy Board

Strategies	First Steps 2015	Next Steps 2016	Long Term	Visions
Increase Transportation Options	<ul style="list-style-type: none"> Streetscape improvements Continue to expand trails NSTEP projects 	<ul style="list-style-type: none"> Greenlink to increase bus service / decrease headway on routes Continue to implement the <i>Bicycle Master Plan</i> and <i>Downtown Streetscape Master Plan</i> 	<ul style="list-style-type: none"> GTA / Greenlink to seek funding for transit plan Extend Market Point Drive Woodruff Rd / Salters Rd crossing 	<p><i>The City of Greenville will become a City that reduces dependency on automobiles and provides transportation options for all citizens.</i></p>
Create a Sustainable City	<ul style="list-style-type: none"> Improve permitting process with Naviline software and training Improve GIS online mapping application for the general public Explore a new zoning designation for parks/conserved open space 	<ul style="list-style-type: none"> Cultivate public-private partnerships to achieve common goals (ongoing) 	<ul style="list-style-type: none"> Take further steps to improve public open space, air & water quality, and the efficient use of urban natural resources Work with the business sector to attract and support clean technology companies 	<p><i>The City of Greenville will be a sustainable city.</i></p>
Preserve Neighborhood and Corridor Integrity	<ul style="list-style-type: none"> Neighborhood Vibrancy Task Force recommendations Develop revitalization strategy for Wade Hampton Form strategies for implementing West Side Comprehensive Plan 	<ul style="list-style-type: none"> Continue rezoning areas to comply with the Future Land Use Map 	<ul style="list-style-type: none"> Prepare / Update neighborhood and corridor plans Implement neighborhood and corridor plans 	<p><i>The City of Greenville will continue to grow while protecting the charm and unique characteristics of neighborhoods.</i></p>
Position Greenville as an Economic hub along the I-85 corridor	<ul style="list-style-type: none"> Explore a new Urban Industrial zoning classification Create a citation in future development agreements to encourage first source hiring Continue to support NEXT initiative 	<ul style="list-style-type: none"> Continue targeted office, manufacturing, and retail recruitment 	<ul style="list-style-type: none"> Continue business recruitment and retention efforts Continue to leverage resources with Economic Development partners 	<p><i>The City of Greenville will grow to become a leader of commerce in the region.</i></p>
Improve Quality of Life	<ul style="list-style-type: none"> Brownfields grant project Wastewater survey and modeling Sewer Rehabilitation projects Stormwater System Rehabilitation 	<ul style="list-style-type: none"> Implement Zoo Master Plan Continue to plan for new city park 	<ul style="list-style-type: none"> Continue to update zoning ordinance to promote quality development Construct adequate infrastructure for future development (ongoing) 	<p><i>The City of Greenville will be a place where future generations will want to live.</i></p>